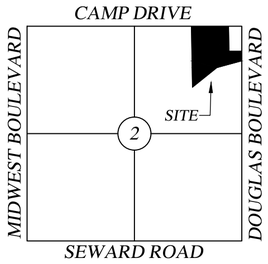
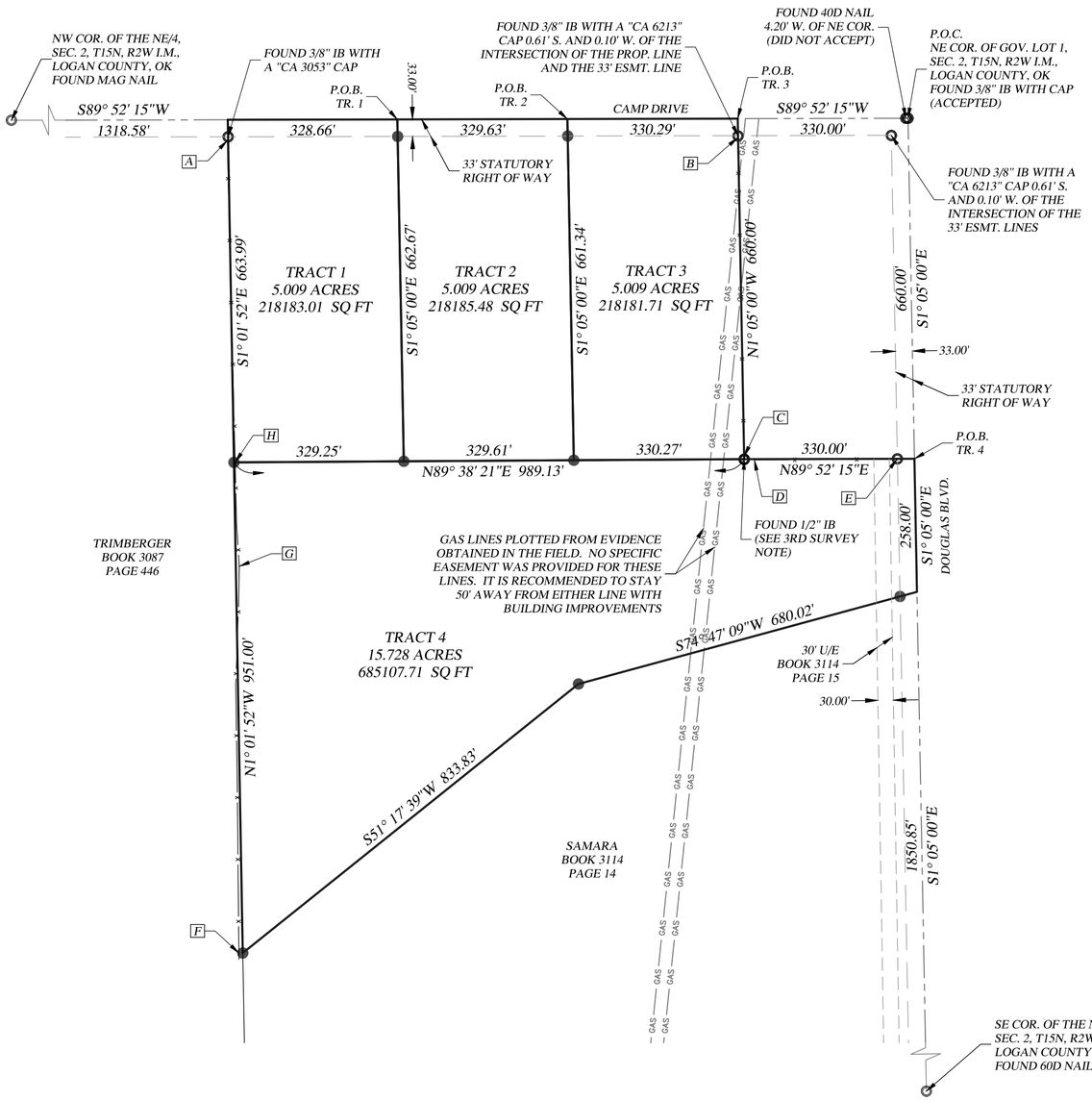
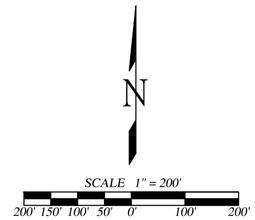
BOUNDARY SURVEY

PART OF THE NE/4 OF
SEC. 2, T15N, R2W I.M.,
LOGAN COUNTY, OK



TOWNSHIP 15 NORTH, RANGE 2 WEST, I.M.
LOGAN COUNTY, OKLAHOMA


NW COR. OF THE NE/4, SEC. 2, T15N, R2W I.M., LOGAN COUNTY, OK FOUND MAG NAIL
FOUND 3/8" IB WITH A "CA 3053" CAP
P.O.B. TR. 1
33.00'
P.O.B. TR. 2
FOUND 3/8" IB WITH A "CA 6213" CAP 0.61' S. AND 0.10' W. OF THE INTERSECTION OF THE PROP. LINE AND THE 33' ESMT. LINE
FOUND 40D NAIL 4.20' W. OF NE COR. (DID NOT ACCEPT)
P.O.B. TR. 3
P.O.C. NE COR. OF GOV. LOT 1, SEC. 2, T15N, R2W I.M., LOGAN COUNTY, OK FOUND 3/8" IB WITH CAP (ACCEPTED)
S89° 52' 15"W 1318.58'
328.66'
329.63'
CAMP DRIVE
330.29'
S89° 52' 15"W 330.00'
33' STATUTORY RIGHT OF WAY
FOUND 3/8" IB WITH A "CA 6213" CAP 0.61' S. AND 0.10' W. OF THE INTERSECTION OF THE 33' ESMT. LINES
A
B
TRACT 1 5.009 ACRES 218183.01 SQ FT
TRACT 2 5.009 ACRES 218185.48 SQ FT
TRACT 3 5.009 ACRES 218181.71 SQ FT
S1° 01' 52"E 663.99'
S1° 05' 00"E 662.67'
S1° 05' 00"E 661.34'
N1° 05' 00"W 660.00'
660.00'
S1° 05' 00"E
33.00'
33' STATUTORY RIGHT OF WAY
H
329.25'
329.61'
330.27'
330.00'
N89° 38' 21"E 989.13'
N89° 52' 15"E
C
D
E
P.O.B. TR. 4
S1° 05' 00"E 258.00'
DOUGLAS BL VD.
TRIMBERGER BOOK 3087 PAGE 446
G
GAS LINES PLOTTED FROM EVIDENCE OBTAINED IN THE FIELD. NO SPECIFIC EASEMENT WAS PROVIDED FOR THESE LINES. IT IS RECOMMENDED TO STAY 50' AWAY FROM EITHER LINE WITH BUILDING IMPROVEMENTS
FOUND 1/2" IB (SEE 3RD SURVEY NOTE)
TRACT 4 15.728 ACRES 685107.71 SQ FT
S74° 47' 09"W 680.02'
30' U/E BOOK 3114 PAGE 15
30.00'
N1° 01' 52"W 951.00'
S51° 17' 39"W 833.83'
SAMARA BOOK 3114 PAGE 14
1850.85'
S1° 05' 00"E
F
SE COR. OF THE NE/4, SEC. 2, T15N, R2W I.M., LOGAN COUNTY, OK FOUND 60D NAIL



BASIS OF BEARINGS - BEARINGS ARE BASED ON STATIC GPS OBSERVATIONS, REDUCED USING NGS OPUS.

DATUM - HORIZONTAL NAD 83, VERTICAL NAVD 88, OKLAHOMA STATE PLANE COORDINATES, NORTH ZONE (3501).

LEGEND -

- SUBJECT PROPERTY
- ADJACENT PROPERTY
- SECTION LINE
- STATUTORY RIGHT-OF-WAY
- EASEMENT
- GAS LINE
- BARBED WIRE FENCE
- MONUMENT FOUND
- MONUMENT SET

OKIE 811
BEFORE DIGGING CALL 811 OR 1-800-522-OKIE

LEGAL DESCRIPTION OF THE PARENT TRACT (WARRANTY DEED IN BOOK 3114, PAGE 14, RECORDS OF THE LOGAN COUNTY CLERK) -
LOT 1 AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 15 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, LOGAN COUNTY, OKLAHOMA, LESS AND EXCEPT THE EAST 300 FEET OF LOT 1, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE WEST ALONG THE NORTH LINE OF SAID SECTION 2 A DISTANCE OF 330 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SECTION 2, A DISTANCE OF 660 FEET; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 2; THENCE NORTH ALONG THE EAST LINE OF SAID SECTION 2, A DISTANCE OF 660 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION OF TRACT 1 (NEWLY CREATED LEGAL DESCRIPTION BY GUSTIN LAND SURVEYING, LLC) -
A TRACT OF LAND LOCATED IN GOVERNMENT LOT 1, IN SECTION TWO (2), TOWNSHIP FIFTEEN NORTH (T15N), RANGE TWO WEST OF THE INDIAN MERIDIAN (R2W I.M.), LOGAN COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 1, BEING A FOUND 3/8" IRON BAR WITH A CAP, THENCE S89°52'15"W ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 1 A DISTANCE OF 989.92 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING S89°52'15"W A DISTANCE OF 328.66 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 1, THENCE S1°01'52"E ALONG THE WEST LINE OF SAID GOVERNMENT LOT 1 A DISTANCE OF 663.99 FEET, THENCE N89°38'21"E A DISTANCE OF 329.25 FEET, THENCE N1°05'00"W A DISTANCE OF 662.67 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 5.009 ACRES.

LEGAL DESCRIPTION OF TRACT 2 (NEWLY CREATED LEGAL DESCRIPTION BY GUSTIN LAND SURVEYING, LLC) -
A TRACT OF LAND LOCATED IN GOVERNMENT LOT 1, IN SECTION TWO (2), TOWNSHIP FIFTEEN NORTH (T15N), RANGE TWO WEST OF THE INDIAN MERIDIAN (R2W I.M.), LOGAN COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 1, BEING A FOUND 3/8" IRON BAR WITH A CAP, THENCE S89°52'15"W ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 1 A DISTANCE OF 660.29 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING S89°52'15"W ALONG SAID NORTH LINE A DISTANCE OF 329.63 FEET, THENCE S1°05'00"E A DISTANCE OF 662.67 FEET, THENCE N89°38'21"E A DISTANCE OF 329.61 FEET, THENCE N1°05'00"W A DISTANCE OF 661.34 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 5.009 ACRES.

LEGAL DESCRIPTION OF TRACT 3 (NEWLY CREATED LEGAL DESCRIPTION BY GUSTIN LAND SURVEYING, LLC) -
A TRACT OF LAND LOCATED IN GOVERNMENT LOT 1, IN SECTION TWO (2), TOWNSHIP FIFTEEN NORTH (T15N), RANGE TWO WEST OF THE INDIAN MERIDIAN (R2W I.M.), LOGAN COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 1, BEING A FOUND 3/8" IRON BAR WITH A CAP, THENCE S89°52'15"W ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 1 A DISTANCE OF 330.29 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING S89°52'15"W ALONG SAID NORTH LINE A DISTANCE OF 330.29 FEET, THENCE S1°05'00"E A DISTANCE OF 661.34 FEET, THENCE N89°38'21"E A DISTANCE OF 330.27 FEET, THENCE N1°05'00"W A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 5.009 ACRES.

LEGAL DESCRIPTION OF TRACT 4 (NEWLY CREATED LEGAL DESCRIPTION BY GUSTIN LAND SURVEYING, LLC) -
A TRACT OF LAND LOCATED IN GOVERNMENT LOT 1 AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE/4, NE/4), IN SECTION TWO (2), TOWNSHIP FIFTEEN NORTH (T15N), RANGE TWO WEST OF THE INDIAN MERIDIAN (R2W I.M.), LOGAN COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 1, BEING A FOUND 3/8" IRON BAR WITH A CAP, THENCE S1°05'00"E ALONG THE EAST LINE OF SAID GOVERNMENT LOT 1 A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING S1°05'00"E ALONG SAID EAST LINE A DISTANCE OF 258.00 FEET, THENCE S74°47'09"W A DISTANCE OF 680.02 FEET, THENCE S51°17'39"W A DISTANCE OF 833.83 FEET TO A POINT ON THE WEST LINE OF SAID SE/4 OF THE NE/4, THENCE N1°01'52"W ALONG THE WEST LINE OF SAID SE/4 OF THE NE/4 AND THE WEST LINE OF SAID GOVERNMENT LOT 1 A DISTANCE OF 951.00 FEET, THENCE N89°38'21"E A DISTANCE OF 989.13 FEET, THENCE N89°52'15"E A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 15.728 ACRES.

ENCROACHMENTS -

- A A BARBED WIRE FENCE LIES 1.69 FEET WEST OF THE WEST LINE OF TRACT 1.
- B A BARBED WIRE FENCE LIES 0.87 FEET WEST OF THE EAST LINE OF TRACT 3.
- C A BARBED WIRE FENCE LIES ON THE EAST LINE OF TRACT 3.
- D A BARBED WIRE FENCE LIES 1.51 FEET SOUTH OF THE NORTH LINE OF TRACT 4.
- E A BARBED WIRE FENCE LIES 0.78 FEET SOUTH OF THE NORTH LINE OF TRACT 4.
- F A BARBED WIRE FENCE LIES 7.52 FEET WEST OF THE SW CORNER OF TRACT 4.
- G A BARBED WIRE FENCE LIES 6.85 FEET EAST OF THE WEST LINE OF TRACT 4.
- H A BARBED WIRE FENCE LIES 2.34 FEET EAST OF THE NW CORNER OF TRACT 4.

FEMA FLOOD ZONE INFORMATION -
-THIS PROPERTY IS LOCATED WITHIN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
-FIRM PANEL NUMBER 40083C0425F AND 40083C0395F
-EFFECTIVE DATES ON BOTH MAPS: 29 SEPTEMBER 2010
-THE FLOOD ZONE DETERMINATION FOR THIS PROPERTY WAS MADE BY GRAPHIC PLOTTING ONLY.

SURVEY NOTES -
- THIS BOUNDARY SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- THE EASEMENTS SHOWN HEREON WERE DISCOVERED IN THE COURSE OF THE SURVEY AND DO NOT REPRESENT ALL OF THE EASEMENTS THAT MAY AFFECT THE SUBJECT PROPERTY.
- A 1/2" IRON BAR WAS FOUND AT THE SE CORNER OF TRACT 3. A 3/8" IRON BAR WITH A "CA 6213" CAP WAS ALSO FOUND 0.79 FEET SOUTH OF THE PROPERTY CORNER. THE 1/2" IRON BAR WAS ACCEPTED.

CERTIFICATION -
THIS PLAT IS CERTIFIED TO THE FOLLOWING ENTITIES:
CARY DON SAMARA.

I, MICAH E. GUSTIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT ON THE DATE SHOWN, A CAREFUL SURVEY OF THE DESCRIBED PROPERTY WAS PERFORMED UNDER MY DIRECT SUPERVISION, AND THAT THIS PLAT MEETS THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

MICAH E. GUSTIN, O.L.S. 1769

DATE - 28 AUGUST 2023

OKLAHOMA C.A. # 7698 (EXPIRES 30 JUNE 2024)

GLS
Gustin Land Surveying, LLC
1800 E. MEMORIAL ROAD, STE. 106
OKLAHOMA CITY, OK 73131
PH. 405-740-6748 FAX 866-705-3128
www.gustinlandsurveying.com
micah@gustinlandsurveying.com

JOB-	130-18 boundary3
DRAWN BY-	M. GUSTIN
DATE-	28 AUG. 2023 (LAST SITE VISIT - 22 AUG. 2023)
REVISED-	